

DEVELOPMENT CODE UPDATE PROJECT

LEGISLATIVE AMENDMENTS SUMMARY

PLEASE NOTE: The following is for illustrative purposes only.

Reference to Text Amendment Document Page Number & Line Number (i.e. 1, 2, 3) on draft text page specifying proposed amendment

TAM #	Page #/Line #	Current ACC Citation	Summary of Proposed Code Revision	Summary of PCD Comm. Discussion Comments	Summary of PC Recommendation	Summary of PCD Comm. Recommendation	Summary of PW Comm. Recommendation
1	1/2	18.12.040.F.1: Main Building Height = 30 feet (R-1 zone)	Proposed for Inclusion in Table 18.06.1 – Residential Development Standards & proposed for increase to 35 feet	TBD	TBC	TBD	TBD

Each text amendment will be referenced with a number to assist reviewers. Staff anticipates breaking down the text amendments by different designations such as “Global” to indicate a new format change or “Chapter” to indicate a chapter change or “Specific Text” to indicate a specific text change.

LEGEND FOR DRAFT TEXT AMENDMENT DOCUMENTS:

Text Type	Explanation
Plain Text	Existing Code Language shown without change to format, location or substance.
<i>Italics Text</i>	Code text that has been moved, or has changed format in some way (i.e., moved from text in a paragraph to text in a table).
Track Changes	Code text that has been changed substantively. <ul style="list-style-type: none"><li>▪ <del>Strike through</del> shows deleted text.</li><li>▪ <u>Underline</u> indicates new text.</li></ul>
<b>[Editor’s Note:]</b>	An explanatory note included by staff for Council review. Editor’s notes are not intended to remain with the code and will be deleted prior to Council action.

## Title 18 – Phase 1 Residential Zoning Amendments

TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCD Comm. Discussion Comments	Summary of PC Recommendation	Summary of PCD Comm. Recommendation	Summary of PW Comm. Recommendation
<b>Chapter 18.00, User Guide</b>							
1	1/5	None/ACC 18.00	Insert reader-friendly User Guide for Title 18 Zoning Code at new Chapter 18.00				
<b>Chapter 18.02, General Provisions</b>							
2	1/20-23	None/18.02.020	Insert “Authority to Adopt Code” language at 18.02.020 as found in general provisions section of other cities’ zoning codes				
3	1/24-2/18	18.02.020/18.02.030	ReNUMBER to 18.02.030. Under B., minor text changes based on staff feedback.				
4	2/19-3/3	18.02.030/18.02.040	ReNUMBER to 18.02.040. Rename “Applicability” to ensure clarity. Minor text edits. Remove current ACC 18.02.030D to new section ACC 18.02.050 Minimum Requirements with edits				
5	3/4-3/14	18.02.030D/ 18.02.050	Moved subsection to its own Section and entitled “Minimum Requirements” as noted above.				
6	3/15-3/32	18.02.040/18.02.060	<p>ReNUMBER to 18.02.060 and rename “Rules for Administrative interpretations.”</p> <p>18.02.060A: Added additional language similar to that found in other city code for general rules for administrative interpretations and tying that interpretation to purpose statement of specific regulations and comprehensive plan, as appropriate.</p> <p>18.02,060B: more specific criteria on administrative interpretations related to specific land use classifications are contained in the Section of code dealing with those use classifications. Inserting a cross-reference here.</p> <p>18.02.060D: Recommend providing a mechanism for administrative interpretation docket, that is available for public review, and can be incorporated into code when reviewed and approved by the City Council.</p>				

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7	4/1-5/21	18.06.010/18.02.070	Moved to General Provisions. This section introduces the zones. Edits update zone names per proposal..Added new subsection C that explains use of the intent statement in guiding interpretation.				
8	5/24-6/4	18.06.020/18.02.080	Moved provision discussing zoning map from Chapter 18.06 to General Provisions section. Made minor edits to update section.				
9	6/5-6/25	18.06.030/18.02.090	Moved Zone boundary interpretation from Chapter 18.06 and made minor edits for clarification.				
10	6/26-7/12	18.02.050 & 18.02.060/18.02.100 and 18.02.110	Renumbered sections within this chapter based on inserted sections noted above. Made edits to address process more clearly..				
11	7/8-9/10	None/18.02.120	Developed a new section to try to more clearly outline the rules for understanding and interpreting permitted land use tables being developed as part of code update. Based on methods outlined in other codes and APA literature.				
<b>Chapter 18.04 Definitions</b> [Note Definitions are work-in-progress]							
12	Work in progress	18.04/18.04	Generally, the existing chapter has been updated to add new definitions where terms are undefined, delete definitions not used or proposed for use in code update, and clarify other definitions. Definitions proposed for illustration are noted. In addition, several terms are proposed for definition – but not yet included in this chapter.				
13	7/15-24	18.04.018/same	Minor text change to accessory dwelling unit. Note staff comment on need to address whether these can be freestanding structure.				
14	7/25-31	18.04.020/same	Minor text addition				

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15	Need to update	New/	Added 18.04.021 to define Agricultural Accessory Use. Editor's Note: Proposed new definition to account for "most of agricultural type uses" (ACC 18.08.020B) in current R-R (new R-C) zone. Rest of agricultural type uses from R-R are covered under animal husbandry. This definition does not address maximum size of or location of stands for sale of produce.				
16	Work in progress	New/	Added 18.04.022 (formerly repealed) to define Manufactured home community accessory use				
17	Work in progress	New/	Added 18.04.023 to define residential accessory use. Editor's Note: may need to remove private stable, barn, pen, coop – as more appropriate to animal husbandry use and/or keeping of animal standards.				
18	Work in progress	New/	Added 18.04.101 to define domestic animal. Editor's Note: proposed definition to address the array of animal types that can be kept for agricultural use in current R-R (new R-C) zone. Does not address the number of animals per acre – which may be appropriate for supplemental standards relating to keeping of animals?				
19	Work in progress	New	Added 18.04.102 to define animal husbandry				
20	Work in progress	18.04.200/	Will be adding illustration.				
21	Work in progress	18.04.260/	Minor text changes.				
22	Work in progress	18.04.290B/	Proposed elimination of last sentence because it is redundant to regulation in new ACC 18.06.020A use table.				
23	Work in progress	18.04.295/	Minor text changes.				
24	Work in progress	18.04.300/	Suggest providing a brief definition of density and referencing new density recognition code section ACC 18.51.				
25	Work in progress						
26	Work in progress	None/18.04.301	Add definition of base density at 18.04.301				

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27	Work in progress	None/18.04.302	Add definition of minimum density at 18.04.302				
28	Work in progress	18.04.320	Suggest removing “District” definition – or altering it to apply to special purpose overlays such as design districts, etc.				
29	Work in progress	18.04.330	Minor text edit.				
30	Work in progress	18.04.340A	Minor text edits. Propose change of term from “one-family dwelling” to “single-family dwelling” to match the terminology in Residential zoning (proposed ACC 18.06)				
31	Work in progress	N/A	Add definition of “employee quarters” to 18.04.351. Undefined term found in residential zones (R-R zone). As an alternative, may remove this land use if there are no employee quarters in existence.				
32	Work in progress	N/A	Add definition of screened fence to 18.04.372				
33	Work in progress	N/A	Add definition of 100 percent sight-obscuring fence to 18.04.374.				
34	Work in progress	18.04.390	Change term to “foster care home”				
35	Work in progress	N/A	Add definition of “golf course” to 18.04.411				
36	Work in progress	N/A	Add definition of “governmental facilities” to 18.04.412				
37	Work in progress	N/A	Add definition of “commercial horse riding” to 18.04.466				
38	Work in progress	18.04.470	Clarify that “hospital” in this context does not refer to animal hospitals or veterinary clinics				
39	Work in progress	18.04.480	Clarify that “small animal hospital or clinic” does not include hospitals” as defined in 18.04.470				
40	Work in progress	18.04.495	Clarify types of animals which may be considered to be “household pets”				

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41	Work in progress	18.04.522	Will review to see if this term still applies after annexations				
42	Work in progress	18.04.550	Illustration may be added.				
43	Work in progress	18.04.560	Illustrations would be helpful.				
44	Work in progress	18.04.570	Illustrations would be helpful.				
45	Work in progress	18.04.590	Illustrations would be helpful.				
46	Work in progress	18.04.600	Minor text edits and clarifications.				
47	Work in progress	18.04.610	Minor text clarifications.				
48	Work in progress	N/A	Add definition of “municipal park” to 18.04.642				
49	Work in progress	N/A	Add definition of “museum” to 18.04.643				
50	Work in progress	N/A	Add definition of “neighborhood recreation buildings” to 18.04.644				
51	Work in progress	18.04.650	Minor text edits				
52	Work in progress	18.04.660	Clarify that “nursing home” does not include group residence facilities.				
53	Work in progress	N/A	Add definition of “permitted use” to 18.04.691				
54	Work in progress	18.04.740	Add language intended to cover city if it changes name of department in future.				
55	Work in progress	N/A	Add definition of “prohibited use” to 18.04.751.				
56	Work in progress	18.04.792	Edits to definition of “religious institutions.” Definition may need further revision, particularly the final sentence. May transfer some content to zoning tables.				
57	Work in progress	N/A	Add definition of “renting of rooms” to 18.04.794				
58	Work in progress	18.04.805	Recommend further review and revision to this definition as part of Phase 2 work program addressing non-residential uses.				

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59	Work in progress	N/A	Add definition of setback to 18.04.809 with possible illustration.				
60	Work in progress	18.04.820	Noted inquiry about final sentence “It shall be restricted...”. Propose addressing revision to definition to sign in phase 2.				
61	Work in progress	N/A	Add definition of social and service organizations to 18.04.821.				
62	Work in progress	N/A	Add definition of unclassified use to 18.04.896.				
63	Work in progress	N/A	Add definition of utility substation to 18.04.901				
64	Work in progress	18.04.912	Propose moving portions of definition (in subsection G) that act more like regulation to new ACC 18.31. Minor text edits.				
65	Work in progress	18.04.920	Possible illustrations for yard, front yard, rear yard, etc.				
66	Work in progress	18.04.960	Suggested new “zone” definition based on comments of needing to distinguish zone from district.				
<b>Chapter 18.06 Residential Zones</b>							
67	General	18.08 – 18.18/18.06	Overall structure: generally transfer intent statements from the 18.xx.010 to 18.06.010; transfer permitted use (18.xx.020) and uses requiring permit (18.xx.030) to new Residential zone use table 18.06.020; and transfer development standards from (18.xx.040) to new development standards table at 18.06.030.				
68	1/1; and global	18.08, and global	Found comment on differences between zone and district. Opted for use of “Zone” in this draft since “District” could refer to an overlay, neighborhood, or other smaller subsets.				
69	1/6 – 1/10	None/18.06.010A	Prepared a new general section to outline the introduce intent statements from each residential zone contained in Subsection B.				

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70	1/11-1/26	18.08.010/18.06.010 B1	Transfer intent statement from existing R-R (new RC) zone. Suggested edits for clarity.				
71	1/27-1/33	18.10.010/18.06.010 B2	Transfer intent statement from existing RS (new RS-1) zone. Suggested edits for clarity.				
72	2/34-2/42	18.12.010/18.06.010 B3	Transfer intent statement from existing R-1 (new RS-5) zone. Suggested edits for clarity.				
73	2/43-2/52	18.14.010/18.06.010 B4	Transfer intent statement from existing R-2 (new RS-7) zone. Suggested edits for clarity.				
74	2/53-2/62	18.16.010/18.06.010 B5	Transfer intent statement from existing R-3 (new RM-10) zone. Suggested edits for clarity.				
75	2/63-2/67	None/18.06.010B6	Created new intent statement for new RM-16 zone. Try to capture intent of zone transitioning between the lower intensity multi-family and more intense multi-family.				
76	3/68-3/76	18.18.010/18.06.010 B7	Transfer intent statement from existing R-4 (new RM-20) zone. Suggested edits for clarity.				
77	Pages 4-7	ACC 18.08.020, 18.08.030, 18.10.020, 18.10.030, 18.12.020, 18.12.030, 18.14.020, 18.14.030, 18.16.020, 18.16.030, 18.18.020, 18.18.030	Transferred over Permitted uses from each zone to new Residential Zone Use table in 18.06.020. Substantive edits to the transfer are listed in rows below. Otherwise, uses recommended for transfer with a “P” indicating the use is Permitted as shown in current ACC 18.xx.020 sections. Uses recommended for transfer with a “C” indicate the use may be permitted in zone when a conditional use permit has been issued pursuant to (note new section) 18.64 ACC. Table cells with an “X” in the cell indicates that the use is prohibited within the zone, as currently regulated. Some text formerly associated with uses transferred to Ch. 18.04 Definitions, or Ch. 18.31 Supplemental Development Standards if that seemed to make sense.				



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78	Page 4/row 1 after header	None/18.06.020 Accessory dwelling unit	Propose adding accessory dwelling unit to permitted use table. This use is allowed through current Chapter 18.48 (new ACC 18.31). Amendment permits accessory dwelling unit in RC through RS-7 (single-family zones), but only allows with an existing single-family dwelling in RM-10 through RM-20.				
79	Page 4/row 3 after header	ACC 18.08-18.18/18.06.020 Accessory use, residential	This land use takes the place of most land uses listed in zones in ACC 18.xx.020 starting as “Accessory uses to include residential garage...” Treat this use same as in current zones.				
80	Page 4/row 4 after header	None/18.06.020 Adult Family Home	“Adult Family Home” is currently not specifically called out in Auburn residential zones. Based on staff research, suggest adding through conditional use permit. Regulated through state law.				
81	Page 4/rows 5-11 thru Page 5 row 1 after header	ACC 18.08-18.10/18.06.020 Agricultural type uses	Transferred agricultural related uses found in existing R-R (new RC) and RS (RS-1) zones as regulated. Staff noted need to regulate proximity of livestock to wells, surface waters, etc. In addition, Council comment on why goats and swine excluded. Portions of this regulation may be transferred to supplemental development standards that regulate some of detail noted in table.				
82	Page 5/row 2 after header	ACC 18.14-18.16/18.06.020 Boardinghouses	Staff proposes deletion of boarding house from current R-2 zone (new RS-7), and add as conditional use permit in new RM-16 and existing R-4 (new RM-20).				
83	Page 5/row 3	Civic, social, and fraternal club	All this use through conditional use permit in R-3 (new RM-10) where not currently permitted and new RM-16 zone.				
84	Page 5/row 4	Commercial horse riding and bridle trails	Staff proposal to remove this use from existing RS (new RS-1) zone.				
85	Page 5/row 5	Cottage housing	Add this as a new use on residential permitted use table. Propose allowing as permitted use in existing R-1 thru R-4 (new RS-5 thru RM-20).				

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86	Page 5/row 7	Duplexes	Overall, adds compliance with infill development standards of ACC 18.25 as factor to consider. Propose allowing duplexes in RS-5 where currently not allowed, and propose allowing as permitted use in RS-7 where currently allowed by Conditional use permit (CUP). Deletes provision that if more than one duplex is proposed in RM-10, that it requires a CUP. Change makes it permitted outright in RM-10. Changes from CUP to prohibited in RM-20 zone.				
87	Page 5/row 8	Home based daycare/family day care	Change name of term “home-based day care” to “Family day care.” Notes state law regulating this use and permits in all residential zones where eligible to provide this type of day care.				
88	Page 5/row 10	Foster care homes	Existing land use – but add as conditional use in all zones where it is currently not allowed.				
89	Page 5/rows 12-13	Group residence facilities	Staff researched this type of use. Cannot regulate based on the populations served by this use. Suggest creating a 2-tier system of regulation based on number of people served (intensity of the use). 6 or fewer would be permitted, while 7 or more would need a conditional use permit in all zones. Should have policy discussion/legal review. Based on distinction made in Renton code.				
90	Page 5/row 14	Guest cottage/Guest house	The guest cottage component of residential accessory uses was split from most rest of list and included separately. Under proposal, a guest house would not be allowed in RM-10 through RM-20 where it currently is allowed as one of the other residential accessory uses.				
91	Page 5/row 15	Home Occupations	This use not specifically called out now. But allowed under conditions enumerated in ACC 18.60 currently. Proposal lists on table for clarity.				

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92	Page 5/row 17	Keeping of Household pets	Current regulations allow up to 6 in RR (new RC) zone, and up to 4 in other residential zones. The proposal allows up to 6 in RC through RS-7 zones. Prohibited in RM-10 through RM-20. May want to consider allowing in these zones, at least in smaller number.				
93	Page 6/row 2	Mixed Use Development	A new use category is added called mixed-use that allows multiple uses in single structure as is implied by current allowance of office and residences in higher intensity zones. The new use is allowed by conditional use permit in RM-10 and permitted in RM-16 through RM-20. Note added that clarifies that uses allowed in the mixed-use development must be uses allowed within zone, and must comply with permit requirements of the principal use in that zone.				
94	Page 6/row 3	Multiple Family Dwellings	Proposal prohibits multiple family dwellings, even as conditional use, in RS-7 zone. Deletes limitation of four multi-family units per structure in RM-10 zone.				
95	Page 6/row 4	Museum	Proposal would prohibit museum in RS-7 where currently allowed through conditional use permit; and would allow through conditional use permit in RM-20 where not currently allowed.				
96	Page 6/row 5	Neighborhood recreational buildings and facilities	Proposal would allow these facilities as conditional uses in RM-10, and would add them as permitted uses in RM-20 where currently they are allowed through conditional use.				
97	Page 6/row 6	Nursing home	Existing land use in some zones. The proposal prohibits them in RS-7 where currently allowed through conditional use permit.				
98	Page 6/row 7	Private country clubs and golf courses	Add this use as a conditionally permitted use in the RS-7 zone.				
99	Page 6/row 8	Privately owned and operated parks and playgrounds	New use. Proposal allows as permitted in RM-16 through RM-20, and allows as a conditional use in RS-1 through RM-10.				

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100	Page 6/row 9	Professional office	Use is currently allowed in RS-7 through RM-20 zones. The proposal clarifies that this use must be part of mixed-use development. Proposal deletes this as conditional use in RS-7, prohibiting it there.				
101	Page 6/row 10	Religious Institution	Currently prohibited in RC zone. Proposal adds as a conditional use permit.				
102	Page 6/row 11	Renting of rooms	Add this use as permitted to the RS-5 zone and prohibits it (where currently permitted) in the RM-10.				
103	Page 6/row 12	Single-family residential	Proposal deletes language about conversion of single-family to duplex in the RM-10 zone, and converts from a permitted to a prohibited use in the RM-20 zone.				
104	Page 6/row 13	18.18/-18.06.020Supportive housing	Proposal adds this use to the RM-16 zone. Supplemental development regulations currently found in ACC 18.18.050C are moved to ACC 18.31.160 in Supplemental Development regulation chapter.				
105	Page 6-7/row 14-1	Swimming pool, tennis court and similar outdoor recreation use	New land use category. Some of these uses appear as if they would be accessory residential uses (swimming pool currently listed in many zones, for example), others could be accessory to park. Allows use as permitted in all zones.				
106	Page 7/row 2	Townhouses	New land use called out, though currently allowed. The proposal allows townhouses in RM-10 through RM-20 where intensity allowed would allow for townhouses.				
107	Page 7/row 3	Transmitting Tower	Use currently prohibited in RS-1 zone. The proposal would allow this use as conditional use permit in RS-1.				
108	Page 7/row 5	Watershed	This use, currently allowed in RC zone. Proposal suggests deletion.				

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109	18.06.030 Page 7/row 1-2 after header	Maximum and Minimum densities	Transformation of zoning from lot-based system to a density-based system requires densities to be used in development standards. The Proposal measures maximum density as gross density and minimum density as net density, with calculations outlined in ACC 18.51 density recognition. Allowing gross density implies allowing credit for all site area – including critical areas. Most zones propose a density that is the same or slightly less than existing lot-based zones. The exceptions are RM-16 which is more intense than existing R-3, and RM-20 which is slightly more intense than R-4.				
110	Page 7/row 3	Minimum average lot area	In several zones, listed minimum lot areas are translated to minimum average lot areas.				
111	Page 7/row 4	Minimum lot area per dwelling unit.	This measure is currently used in R-2 through R-4 ones. The proposal would delete this as a development standard.				
112	Page 7/row 5	Minimum lot area	The proposal reduces the minimum lot area in all zones it is included (RS-7 through RM-20), while retaining the existing minimum lot area number for average minimum lot area, as noted above. This provides more flexibility in development.				
113	Page 7/row 6	Minimum Lot Width	Minimum lot width is reduced in the RS-5 through RM-20 zones. RS-5 goes from 75 ft to 60 ft.; RS-7 and RS-10 reduces from 60 to 50 ft. The RM-16 would be reduced from 60 ft (R-3) to 33 ft; and the RM-20 reduced from 50 to 33 ft.				
114	Page 8/row 1 after header	Minimum Lot Depth	Proposal deletes minimum lot depth. This standard found to be limiting to development in achieving density and making efficient use of land.				

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115	Page 8/row 3	Front yard setback	Proposal reduces front yard setbacks in RS-5 through RM-20 zones. Change from 25 ft to 10 ft in RS-5; 20 ft to 10 ft in RS-7 through RM-20. Noted added for all street setbacks requiring buildings to stay out of intersection sight distance triangle. Note: add as a policy issue.				
116	Page 8/row 4	Garage setback	Add as a policy issue. Most zones allow 20 ft from garage to street. Some detail of accessory structure notes in zones is deleted.				
117	Page 8/row 7	Rear yard setback	Proposal reduces rear yard setbacks as follows: 25 ft to 20 ft in RS-5 through RM-20 zones. Noted added for all street setbacks requiring buildings to stay out of intersection sight distance triangle.				
118	Page 8/row 8	Maximum lot coverage	This standard – which is more akin to building coverage rather than impervious surface coverage, is increased in the RS-5 through RM-20 zones as follows: increase from 35% to 40% in RS-5; increase from 35% to 50% in RS-7; increase from 40% to 60% in RM-10 and to 70% in RM-16; and increase from 55% to 70% in RM-20.				
119	Page 8/row 9	Maximum Impervious surface coverage	Adds new development standard. This is becoming more common in other jurisdictions.				
120	Page 8/row 10-11	Maximum building height and maximum accessory building height.	Proposal deletes maximum accessory building height found in RS-5 through RM-10 zones. Proposal increase maximum building height as follows: 30 ft to 35 ft in RS-5 through RS-7; from 30 ft to 45 ft in RM-10 and RM-16; and 35 ft to 50 ft in RM-20.				
121	Page 9/rows 2-4	Landscaping standards	Proposal adds three landscaping standards to the zones, similar to what is found in existing zoning – but shown in more detail in the permitted use table.				
<b>Chapter 18.08 Residential Manufactured Home Community (R-MHC)</b>							

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122	1/1	Chapter 18.20/Chapter 18.08	Renumbered Chapter 18.08 and renamed from Residential Manufactured Home Park District to Manufactured/Mobile Home Community Zone per staff comment.				
123	1/15-1/21	18.20.010/18.08.010	Renumbered 18.08.010. Minor text edits to intent of zone.				
124	1/22 -2/3	18.20.020 & 18.20.030/18.08.020	Combined permitted and conditionally permitted uses into 18.08.020 (Manufactured / Mobile Home Community Zone Uses) Translated allowed uses over with minor changes. Manufactured/Mobile home community accessory use collects a number of accessory uses in one which is defined in 18.04. Noted policy on how the new permitted use table would treat mobile homes as opposed to manufactured homes.				
125	2/11-3/1	18.20.040/18.08.030	Renumbered 18.08.030 with edits. Tables created. Mostly translated development standards straight over from 18.20.040 to new table.				
126	3/2 – 5/22	18.20.050/18.08.040	Supplemental development standards for manufactured/mobile home community are renumbered 18.08.040 with edits.				
127	4/9 – 4/30	18.20.050/18.08.040	Edits made to supplemental street standards based on city staff comment. Mainly make reference to City's Design and Construction standards and deletes separate reference to public streets (not needed).				
128	4/31 – 4/35	18.20.050/18.08.040 F	Access standards. City staff commented on need for more detail/better definition of these existing access standards.				
129	5/23 – 6/25	18.20.060 – 18.08.050	Minor edits to rezone application standards for manufactured/mobile home community. Substance of this section should be moved/transferred to new Amendments chapter (proposed ACC 18.52) in Phase 2.				
<b>Chapter 18.25 Infill Residential Development Standards</b>							

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TAM #	Page #/Line #	Existing/Proposed ACC Citation	Summary of Proposed Code Revision	Summary of PCD Comm. Discussion Comments	Summary of PC Recommendation	Summary of PCD Comm. Recommendation	Summary of PW Comm. Recommendation
130	1/1 – 3/32	None/18.25	Develop a new chapter that address development standards for infill and methods of making infill development compatible with surroundings.				
<b>Chapter 18.31 Supplementary Regulations For Specific Uses</b>							
131		ACC 18.48/ACC 18.31	Renumbered 18.31				
132		18.48.010/18.31.010	Renumber 18.31.010. Minor text edits. Recommend reviewing performance standards to ensure that they are necessary in light of overall phase 1 changes.				
133		18.48.010(2)/None	Delete to comply with applicable state law.				
134		18.48.020/18.31.020	Renumber 18.31.020. Minor text edits and revisions. Recommend that this entire section be moved to Landscaping and Screening chapter (new chapter 18.26) as part of phase 2				
135		18.48.020B(1)a/____	Recommend removal of the definition of this sight distance triangle in favor of reference to sight distance triangle defined in City of Auburn Engineering Design Standards Manual and/or moving to site planning requirements as part of Phase 2 effort. Another alternative would be to define sight distance triangle in ACC 18.04, ensuring consistency with definition in the design standard review being conducted simultaneous to this code update.				
136		18.48.020B(1)b/18.31.020B(1)a	Renumber to 18.31.020B(1)a. Reference to engineering design standards. Revision intended to clarify that these are the Public Works Department's engineering design standards manual.				
137		18.48.030/18.31.030	Renumber to 18.31.030.				
138		18.48.040/18.31.040	Renumber to 18.31.040. Minor text edits to clarify language.				



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139		ACC 18.48.050/18.31.050	Renumber to 18.31.050. Minor text edits. May want to add manufactured home to title to ensure it's clear that is what is being regulated.				
140		ACC 18.48.060/18.31.060	Renumber to 18.31.060. Minor text edits and changes to references.				
141		ACC 18.48.070/18.31.070	Renumber to 18.31.070. Minor text and reference edits.				
142		ACC 18.48.080/18.31.080	Renumber to 18.31.080.				
143		ACC 18.48.090/18.31.090	Renumber to 18.31.090. Update cross-reference to finding of fact req's in phase 2.				
144		ACC 18.48.100/18.31.100	Renumber to 18.31.100. Minor text edits. Will update cross-reference to landscaping standards in phase 2.				
145		N/A/18.31.102	Add ACC 18.31.102. Siting of Microcells. Siting criteria moved from ACC 18.04.912				
146		ACC 18.48.110/18.31.110	Renumber to 18.31.110.				
147		ACC 18.48.120/18.31.120	Renumber to 18.31.120. Minor text edits.				
148		ACC 18.48.130/17.10.120	Renumber to 17.10.120. Minor text edits. Update cross-references. [Note: will be in next version of Title 17]				
149		ACC 18.48.140/18.31.140	Renumber to 18.31.140. Minor text edits. Update cross-references.				
150		ACC 18.48.150/18.31.150	Renumber to 18.31.150. Minor edits to cross-references needed.				
151		ACC 18.08.050C/18.31.160	Renumber to 18.31.160. Minor text edits. 18.31.160A(2) includes changed language per September 23, 2008 City of Auburn administrative interpretation by Cindy Baker.  18.31.160A(9): changed reference from R-4 zone to RM-16 zone.				

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152		NONE/18.31.170	Added ACC 18.31.170 Cottage Housing Development Standards				
153		ACC 18.58.010, 18.58.020, 18.58.030, 18.58.040, 18.58.050, 18.58.060, 18.58.070, 18.58.080, 18.58.090, 18.58.100, 18.58.110, 18.58.120, /18.31.180	Renumber to 18.31.180(A-L). Minor text edits.				
Chapter 18.49 Flexible Development							
154	1/1-19/30	None/ACC18.49	Insert Flexible Development Alternatives at new Chapter 18.49. This chapter describes minimum development standards, eligibility criteria, and flexible development standards for residential, and mixed-use development. Commercial/industrial to be added in Phase 2.				
Chapter 18.51 Density Recognition							
155	1/1 – 5/119	None/18.51	Create a new chapter to address how to measure density (gross, net, what do deduct for net, etc.). The chapter also includes provisions for bonus residential density (residential density incentives). Note: need to maintain consistent density terminology and ensure that definitions in 18.04 match methods here. Propose minimum, base (instead of maximum), and bonus density.				